

# City of Philadelphia



(Bill No. 170821)

## AN ORDINANCE

Amending Chapter 14-1000 of The Philadelphia Code, (entitled “Historic Preservation”) to establish a temporary demolition moratorium with respect to properties in the area of Ridge Avenue between Wissahickon Creek and Northwestern Avenue; all under certain terms and conditions.

*THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Chapter 14-1000 of The Philadelphia Code is amended to read as follows:

### CHAPTER 14-1000. HISTORIC PRESERVATION.

\* \* \*

*§ 14-1009. Demolition Moratorium Along Ridge Avenue.*

*(1) Definition. For purposes of this Section:*

*(a) "designated properties in the Ridge Avenue area" shall include the properties identified on the document attached as "Exhibit A" to the ordinance that added this provision to the Code.*

*(b) "total demolition" means removal or partial removal of structural elements for the purpose of removal of an entire structure.*

*(2) No total demolition of any building or other structure among the designated properties in the Ridge Avenue area shall be permitted, unless either: (a) such demolition is necessary to abate an imminently dangerous condition as determined by the Department of Licenses and Inspections; or (b) a permit for such demolition is obtained in accordance with the provisions of § 14-1005 ("Regulation"), applying those provisions as if the designated properties in the Ridge Avenue area constituted, collectively, a designated historic district.*

*(3) The Section 14-1009 shall expire at the earlier of: (a) 12 months after it became law; or (b) certification by the Historical Commission to the Chief Clerk of Council that it has mailed notice of the proposed historic designation of more than 25%*

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*of the properties among the designated properties in the Ridge Avenue area to the owners of such properties pursuant to Section 14-1004 (“Designation”).*

SECTION 2. This Ordinance shall be effective upon adoption into law.

**EXHIBIT "A"**

OPA Number	OPA Address
211005601	146 VASSAR ST
211008200	210 DAWSON ST
211008300	212 DAWSON ST
211008400	214 DAWSON ST
211008500	216 DAWSON ST
871527180	218-20 DAWSON ST
871527190	231 DAWSON ST
881137300	3715-27 MAIN ST
885731360	4600 RIDGE AVE
883377405	492-98 ROXBOROUGH AVE
881083760	5122 ROCHELLE AVE
881083770	5124-26 ROCHELLE AVE
871400905	5150 RIDGE AVE
871527340	5152 RIDGE AVE
871104500	5154-56 RIDGE AVE
871527350	5164 RIDGE AVE
213192600	5193 RIDGE AVE
213192700	5195 RIDGE AVE
213192800	5197 RIDGE AVE
213192900	5199 RIDGE AVE
211353700	5200 RIDGE AVE
213193000	5201 RIDGE AVE
211353800	5202 RIDGE AVE
211353900	5204 RIDGE AVE
213193100	5205 RIDGE AVE
211354000	5206 RIDGE AVE
213193200	5207 RIDGE AVE
211354100	5208 RIDGE AVE
213193300	5209 RIDGE AVE
871104550	5210 RIDGE AVE
213193400	5211 RIDGE AVE
213193500	5213 RIDGE AVE
211354400	5214 RIDGE AVE
213193600	5215 RIDGE AVE
213193700	5217 RIDGE AVE
213193800	5219 RIDGE AVE
213193900	5221 RIDGE AVE
871527910	5225 RIDGE AVE
881081223	5226-30 RIDGE AVE
213194200	5227 RIDGE AVE
213194300	5229 RIDGE AVE

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871105700	5231 RIDGE AVE
871527920	5233 RIDGE AVE
871283250	5235-43 RIDGE AVE
212213800	5236 RIDGE AVE
212213900	5238 RIDGE AVE
212214000	5240 RIDGE AVE
212214100	5242 RIDGE AVE
212214300	5244 RIDGE AVE
212214400	5246 RIDGE AVE
775279000	5247 RIDGE AVE
212214500	5248 RIDGE AVE
212214600	5250 RIDGE AVE
212214700	5252 RIDGE AVE
885289880	5254 RIDGE AVE
213195100	5269 RIDGE AVE
213195200	5271 RIDGE AVE
871527930	5273 RIDGE AVE
881451050	5301 RIDGE AVE
212215500	5328 RIDGE AVE
212215600	5330 RIDGE AVE
212215700	5332 RIDGE AVE
212215800	5334 RIDGE AVE
212215900	5336 RIDGE AVE
212216100	5338 RIDGE AVE
212216200	5340 RIDGE AVE
213195500	5413 RIDGE AVE
213195600	5427 RIDGE AVE
881081225	5429 RIDGE AVE
881081226	5439 RIDGE AVE
212216800	5440 RIDGE AVE
213195900	5441 RIDGE AVE
212216900	5442 RIDGE AVE
213196000	5443 RIDGE AVE
212217000	5444 RIDGE AVE
213196100	5445 RIDGE AVE
212217100	5446 RIDGE AVE
213196200	5447 RIDGE AVE
212217200	5448 RIDGE AVE
213196300	5449 RIDGE AVE
212217400	5450 RIDGE AVE
213196400	5451 RIDGE AVE
212217500	5452 RIDGE AVE
213196500	5453 RIDGE AVE
212217600	5454 RIDGE AVE
213196600	5455 RIDGE AVE
871105100	5458 RIDGE AVE

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881079700	5504 RIDGE AVE
212218277	5508 RIDGE AVE
212218300	5520 RIDGE AVE
213197200	5521 RIDGE AVE
213197300	5523 RIDGE AVE
213197400	5525 RIDGE AVE
213197500	5527 RIDGE AVE
212218400	5532 RIDGE AVE
212218600	5534 RIDGE AVE
213197610	5535 RIDGE AVE
212218700	5536 RIDGE AVE
212218800	5538 RIDGE AVE
212218900	5540 RIDGE AVE
871527940	5543 RIDGE AVE
213197800	5545 RIDGE AVE
213197900	5547 RIDGE AVE
881079900	5550-52 RIDGE AVE
213216800	559 RIGHTER ST
881081300	5606 RIDGE AVE
881081401	5608 RIDGE AVE
213198700	5635 RIDGE AVE
213198800	5639 RIDGE AVE
775280000	5712 RIDGE AVE
885511120	5730 RIDGE AVE
784377900	5822-24 RIDGE AVE
213200100	5877 RIDGE AVE
871527550	5912 RIDGE AVE
871280750	5925 RIDGE AVE
212220600	5926 RIDGE AVE
212220710	5930 RIDGE AVE
212220800	5932 RIDGE AVE
212221000	5934 RIDGE AVE
212221100	5936 RIDGE AVE
784378000	5950 RIDGE AVE
871089225	6011 RIDGE AVE
775020000	6012 RIDGE AVE
775281000	6035 RIDGE AVE
871401070	6064 RIDGE AVE
882820800	6066 RIDGE AVE
871527560	6068 RIDGE AVE
871021250	6070 RIDGE AVE
871021300	6072 RIDGE AVE
871277150	6074 RIDGE AVE
885635280	6075 RIDGE AVE
871277200	6076 RIDGE AVE
871277250	6080 RIDGE AVE

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871277300	6102 RIDGE AVE
871277350	6104 RIDGE AVE
871021350	6106 RIDGE AVE
871022000	6109 RIDGE AVE
871022050	6111 RIDGE AVE
871299050	6112 RIDGE AVE
871277450	6113-15 RIDGE AVE
871021400	6114 RIDGE AVE
871401065	6116 RIDGE AVE
871299060	6118 RIDGE AVE
871277550	6120 RIDGE AVE
871021450	6121 RIDGE AVE
882963300	6128-32 RIDGE AVE
871297280	6134 RIDGE AVE
871021500	6139 RIDGE AVE
871277600	6141 RIDGE AVE
871021550	6144 RIDGE AVE
871021650	6150 RIDGE AVE
871021700	6152 RIDGE AVE
871277700	6154 RIDGE AVE
871277750	6156 RIDGE AVE
871277800	6158 RIDGE AVE
871297360	6160 RIDGE AVE
871021750	6168 RIDGE AVE
871277850	6190 RIDGE AVE
871021800	6210 RIDGE AVE
871299070	6212 RIDGE AVE
212504805	6214 RIDGE AVE
871297530	6216 RIDGE AVE
882826700	6220 RIDGE AVE
871277900	6222 RIDGE AVE
212505305	6224 RIDGE AVE
212505610	6228 RIDGE AVE
212505705	6230 RIDGE AVE
212505805	6232 RIDGE AVE
871297350	6234 RIDGE AVE
871297310	6236-38 RIDGE AVE
784378150	6300 RIDGE AVE
775282000	6307 RIDGE AVE
213409077	6341 RIDGE AVE
784378200	6400 RIDGE AVE
871527640	6500 RIDGE AVE
871527650	6502 RIDGE AVE
871600690	6508 RIDGE AVE
871600695	6510 RIDGE AVE
881087400	6518-20 RIDGE AVE

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212507000	6524 RIDGE AVE
212507100	6526 RIDGE AVE
775759000	6600 RIDGE AVE
212507400	6602 RIDGE AVE
213409800	6605 RIDGE AVE
213409900	6607 RIDGE AVE
213410001	6611 RIDGE AVE
871527970	6613 RIDGE AVE
885793640	6615 RIDGE AVE
213410500	6633 RIDGE AVE
213410600	6635 RIDGE AVE
871527980	6639 RIDGE AVE
213410800	6641 RIDGE AVE
213410900	6645 RIDGE AVE
213411100	6649 RIDGE AVE
212508277	6710 RIDGE AVE
871527680	6712 RIDGE AVE
775283000	6769 RIDGE AVE
871527690	6774 RIDGE AVE
213412310	6783 RIDGE AVE
213412320	6785 RIDGE AVE
213412400	6787 RIDGE AVE
213412500	6789 RIDGE AVE
882009440	6800 RIDGE AVE
871527710	6802 RIDGE AVE
871527720	6804 RIDGE AVE
871527990	6807 RIDGE AVE
871527730	6808 RIDGE AVE
871527740	6810 RIDGE AVE
871400985	6813 RIDGE AVE
213412900	6815 RIDGE AVE
871527750	6816 RIDGE AVE
213413000	6817 RIDGE AVE
871600700	6822 RIDGE AVE
213413100	6825 RIDGE AVE
212511130	6832 RIDGE AVE
882864505	6835 RIDGE AVE
871527770	6904 RIDGE AVE
212511300	6906 RIDGE AVE
212511400	6908 RIDGE AVE
212511600	6910 RIDGE AVE
212511700	6912 RIDGE AVE
212511800	6914 RIDGE AVE
212511925	6916 RIDGE AVE
882963350	6918 RIDGE AVE
212512300	6936 RIDGE AVE

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871105350	7026 RIDGE AVE
882907600	7028 RIDGE AVE
212512600	7036 RIDGE AVE
871528000	7039 RIDGE AVE
871106050	7041 RIDGE AVE
882897510	7043-45 RIDGE AVE
871106100	7101 RIDGE AVE
214136200	7105 RIDGE AVE
871106150	7109 RIDGE AVE
888211966	7220 RIDGE AVE
212513510	7238 RIDGE AVE
871527780	7300 RIDGE AVE
871527790	7302 RIDGE AVE
212514000	7304 RIDGE AVE
212514100	7306 RIDGE AVE
212514200	7330 RIDGE AVE
212514400	7350 RIDGE AVE
884630040	7354 RIDGE AVE
871600705	7376 RIDGE AVE
871600710	7380 RIDGE AVE
882863800	7384 RIDGE AVE
214138410	7515 RIDGE AVE
212515200	7520 RIDGE AVE
214138600	7533 RIDGE AVE
214138700	7535 RIDGE AVE
214138800	7537 RIDGE AVE
214138900	7549 RIDGE AVE
214139000	7551 RIDGE AVE
212515400	7552 RIDGE AVE
212515600	7558 RIDGE AVE
871600715	7568 RIDGE AVE
212515900	7610 RIDGE AVE
214139500	7611 RIDGE AVE
212516000	7612 RIDGE AVE
214139600	7613 RIDGE AVE
214139700	7615 RIDGE AVE
212516200	7616-18 RIDGE AVE
871600720	7617 RIDGE AVE
871299150	7620-22 RIDGE AVE
871528020	7623 RIDGE AVE
884344205	7631 RIDGE AVE
871527830	7700 RIDGE AVE
882935585	7701 RIDGE AVE
871528030	7703 RIDGE AVE
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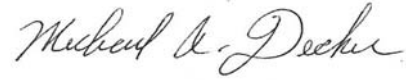
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214145710	8819 RIDGE AVE
212524020	8948 RIDGE AVE
212524060	8962 RIDGE AVE
212524400	9060 RIDGE AVE

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 14, 2017. The Bill was Signed by the Mayor on December 20, 2017.



Michael A. Decker  
Chief Clerk of the City Council